

Village of Bratenahl
411 Bratenahl Rd.
Bratenahl, OH 44108

**ARCHITECTURAL DESIGN AND REVIEW BOARD
MEETING MINUTES**

March 8, 2022

BOARD MEMBERS

Judith McGlinchy, AIA, LEED BD+C
James McKnight, ASLA
Mr. William H. Childs, Jr. AIA

ALTERNATES

Robert Maschke, FAIA
Thomas F. Zarfoss FASLA

CALL TO ORDER:

A meeting of the ARB was held on March 8, 2022 at the Community Center and called to order by Jim McKnight at 5:30PM.

ATTENDANCE: Jim McKnight and Bill Childs were present. Judy McGlinchy was absent, Robert Maschke served as alternate.

APPROVAL OF MINUTES:

Unable to approve January minutes due to lack of quorum of members in attendance from the meeting. Tabled.

COMMENT FROM THE BUILDING DEPARTMENT: None

OLD BUSINESS: None

NEW BUSINESS: 10211 Lakeshore Blvd – New Single Family Dwelling

Mr. Michael Borkey of M.B. Builders, Inc. presented drawings and site plan for a two-story 6477 sq. ft. new home. Mr. Childs began by pointing out the large massing, asking what style he was trying to achieve and noting it was not in context with the neighborhood and that the scale is not appropriate for the lot. Mr. Borkey said he tried to break up mass with gables and trendy elements.

Mr. Maschke added that the elements should be authentic and not applique. He added that there is nothing in the plan that he could support and that the front and back look like two different houses. Mr. McKnight was not satisfied with the west elevation and stated the scale is too long. He added that landscape screening should be considered along west and east sides and that Mr. Borkey should be aware of how a walk-out basement will break up the yard, limiting what you can do with it.

Other elements the architects identified as problematic: two-story front entry with double doors is not appropriate, too many different types of windows, columns not used in proportion, scale and context, the mass will potentially not allow good quality daylight in the center of the house. The board summarized that the builder/architect should:

- Study neighboring homes, take inventory of architecture
- Consider giving a nod to the historical elements of Bratenahl
- Study the whole composition, determine single style of the home
- Study scale, consider scaling down, shrinking the home
- Have order to windows
- Materials should go completely around the building

The plan was tabled for re-design.

PUBLIC COMMENT: Neighbor, Ann Dornback was present- accompanied by her sons, daughter and daughter-in-law. Julie Dornback asked to speak and presented the room with a document (attached) supporting their objection to a variance and concerns about driveway placement.

Mr. McKnight stated that the document is very appropriate for consideration at a zoning meeting but not an architectural meeting. Mary Ranney confirmed that a zoning meeting had been scheduled in April for variances to be considered however, since this plan was rejected and recommended for re-design it will not go forward to zoning at this juncture.

Mr. McKnight adjourned the meeting at 6:08 pm

Respectfully Submitted By: Mary Ranney, Recording Secretary